

RECORDING REQUESTED BY

GRAY & GRAY

06 0368747

WHEN RECORDED MAIL TO
McKESSON CORPORATION
One Post Street, 34th Floor
San Francisco, CA 94104
Attn: McKesson Real Estate

9502033-27

MAIL TAX STATEMENTS TO

McKESSON CORPORATION
One Post Street, 34th Floor
San Francisco, CA 94104
Attn: McKesson Real Estate

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]
DOCUMENTARY TRANSFER TAX \$0.00 - This is a bona fide gift and Grantor received nothing in return, R&T 11911

____ Computed on the consideration or value of property conveyed, OR
____ Computed on the consideration or value less liens or encumbrances remaining at time of sale

____ (Signature)

APN 8168-007-026

QUITCLAIM DEED

For a Valuable Consideration, receipt of which is hereby acknowledged, SCOTT J. BERZAK, Executor of the Estate of DOROTHY TULEPAN, deceased, Orange County Superior Court, Case No. A-234129 hereby remise(s), release(s) and forever quitclaim(s) to PIZZA COMPANY LLC, a New York limited liability company

All right, title and interest in and to the following described real property in the City of Santa Fe Springs, County of Los Angeles, State of California

Parcel 6 in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on Parcel Map No. 3393, filed for Record October 11, 1973, in Book 48, Page 11, of Parcel Maps, in the Office of the County Recorder of said County

EXCEPTING THEREFROM that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof, provided, however, that grantor, its successors and assigns shall not have the right for any purpose whatsoever to enter upon, into or through the surface of the property granted herein, or any part thereof, lying between said surface and five hundred (500) feet below said surface, as excepted by Southern Pacific Industrial Development Company, a Texas corporation, in deed recorded October 21, 1975, as Instrument No. 363, Official Records

ESTATE OF DOROTHY TULEPAN, Deceased

DATED 2/8, 2006

Scott J. Berzak
SCOTT J. BERZAK, Executor

STATE OF CALIFORNIA

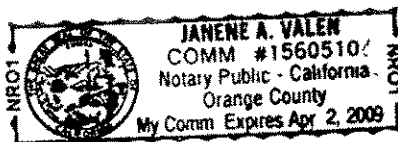
COUNTY OF ORANGE

} ss

On February 8, 2006, before me, JANENE A. VALEN, a notary public, personally appeared SCOTT J. BERZAK personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

Witness my hand and official seal

Signature of Notary



02/17/06

06 0368748

RECORDED BY

LANDAMERICA COMMERCIAL SERVICES

WHEN RECORDED MAIL TO

McKesson Corporation
One Post Street 34th Floor
San Francisco, Ca 94104
Attn: McKesson Real Estate

Space above line for recorders use only

Quitclaim Deed

APN: 8168-007-026

TITLE ORDER NO 9202033-27

NY 018 - Quitclaim Deed — Individual or Corporation (Single Sheet) (NYBTU 8004)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 8th day of February, in the year 2006
 BETWEEN CLIFFORD PATTICK and DEBRA PATTICK, husband and wife
 residing at 114 Demarest Lane, Montvale, New Jersey, 07645

party of the first part, and

PIZZA COMPANY, LLC, a New York Limited Liability Company
 doing business in California as PIZZA PEPS COMPANY, LLC

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the State of California, County of Los Angeles, as described in Exhibit A attached hereto and incorporated herein by reference.

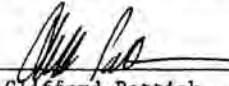
A. P. No. 8168-007-026

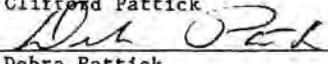
TOGETHER with all right, title and interest, if any, of the party of the first part of in and to any streets and roads abutting the above-described premises to the center lines thereof **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises, **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word 'party' shall be construed as if it read 'parties' whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF


 Clifford Pattick


 Debra Pattick

06 0368748

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY

State of New York, County of **Rockland** } ss.:On the 27th day of **February** in the year **2006**before me, the undersigned, personally appeared
Clifford Pattick & Debra Pattick

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument

ANGELO MARIA LUCREZIA
Notary Public, State of New York
No. 02LU6042196
Qualified in Rockland County
Commission Expires May 22, 2006

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year
before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument with whom I am personally acquainted who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof) that he/she/they knows)

to be the individual described in and who executed the foregoing instrument, that said subscribing witness was present and saw said

execute the same, and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY

State of New York, County of } ss.:

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY
(Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality)

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken)

QUITCLAIM DEED

TITLE NO

TO

DISTRICT
SECTION
BLOCK
LOT
COUNTY OR TOWN

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company
RETURN BY MAIL TO



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

06 0368748

EXHIBIT A

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 6 in the City of Sante Fe Springs, County of Los Angeles, State of California, as shown on Parcel Map No. 3393, filed for Record October 11, 1973, in Book 48, Page 11, of Parcel Maps, in the Office of the County Recorder of said County.

Excepting therefrom that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof, provided, however, that grantor, its successors and assigns shall not have the right for any purpose whatsoever to enter upon, into or through the surface of the property granted herein, or any part thereof, lying between said surface and five hundred (500) feet below said surface, as excepted by Southern Pacific Industrial Development Company, a Texas corporation, in deed recorded October 21, 1975, as Instrument No. 363, Official Records.

Assessor's Parcel Number: 8168-007-026

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